

Frequently Asked Questions

Bridal Veil Mountain Resort Expression of Interest

Public Comment Period and Call for Competing Expressions of Interest

January 2025

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Project Details

How do I find out more about the Bridal Veil Mountain Resort proposal?

The Bridal Veil Mountain Resort Expression of Interest describes a conceptual plan for the resort. See this [website](#) for the Expression of Interest and other information.

Check back on the [Mountain Resort Branch website](#) for major project review status updates.

I've heard there is more than one recreation and tourism focused project proposed in the Bridal Falls area. Is this accurate?

Yes, this is accurate. The Province received two separate tourism/recreation land use proposals for the area to the east of the City of Chilliwack. The proposals are close to each other but the proposed land use areas do not directly overlap.

The proposals are being adjudicated under two separate policies by two ministries:

1. The **Bridal Veil Mountain Resort Expression of Interest (EOI)** was received by the Mountain Resorts Branch and falls under the All-Seasons Resorts Policy.

This public engagement pertains to the Bridal Veil Mountain Resort.

The Mountain Resorts Branch (MRB) of the Ministry of Tourism, Arts, Culture and Sport (TACS) has received an Expression of Interest (EOI) for a proposed all-seasons resort referred to as the Bridal Veil Mountain Resort. The resort is proposed by Bridal Veil Mountain Resort Ltd., a collaboration between local entrepreneurs Robert Wilson, Jeff Wilson, and Mike Lalonde. The resort is located east of the City of Chilliwack, in Area D and E of the Fraser Valley Regional District.

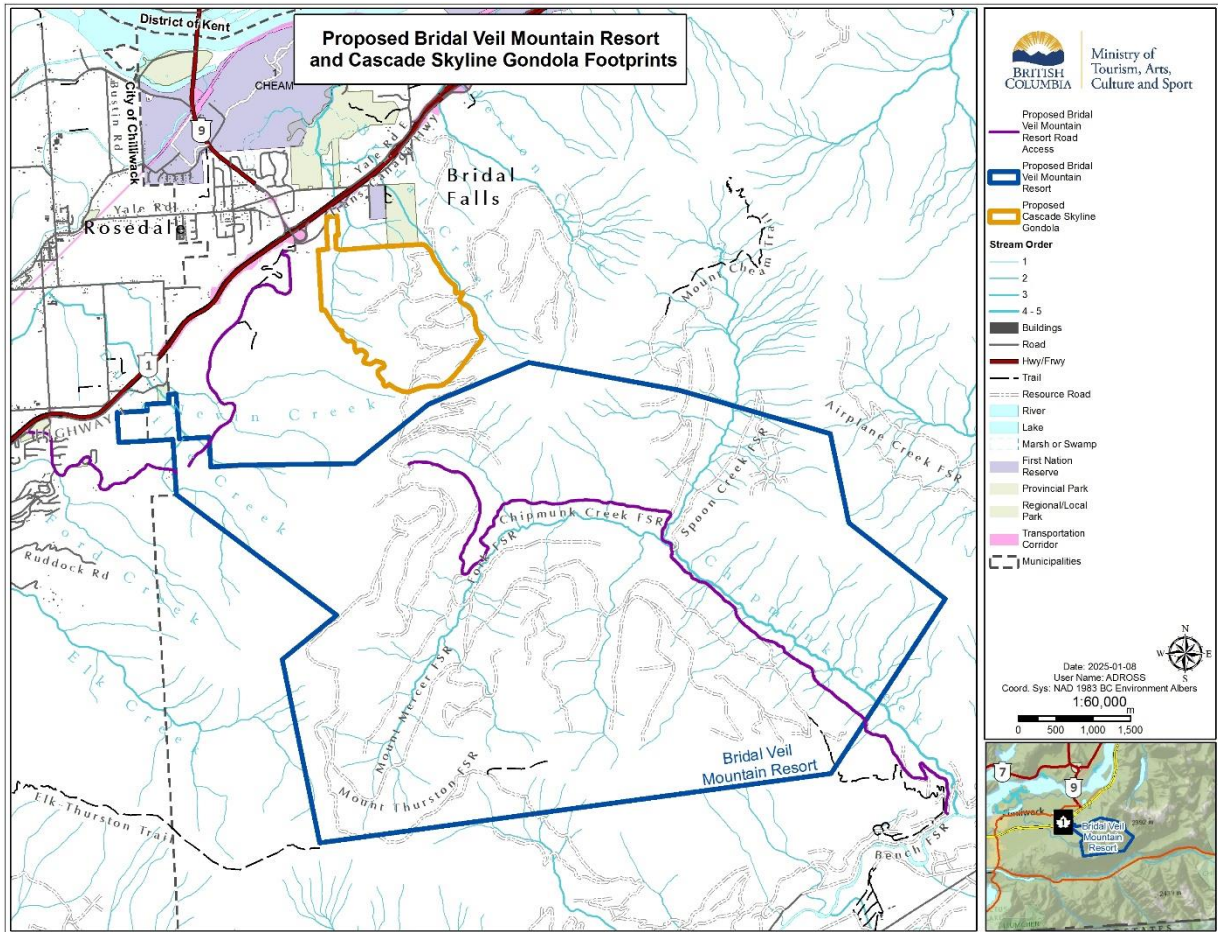
The vision for the resort is to become Canada's first destination all-season mountain resort to be jointly planned, designed, constructed, managed with, and be majority owned by First Nations – the Stó:lō Peoples.

As proposed, recreation activities would occur in the Chipmunk Creek Watershed (800 m – 1,700 m) accessed from the Fraser Valley by two gondolas. The resort would include a valley village base area adjacent to Highway 1 and a car-free alpine village (1,200 m) in the recreation area. The resort would offer a diverse range of activities, including skiing/snowboarding, Nordic skiing, backcountry skiing, tubing, and snowshoeing in the winter, and hiking, trail running, and downhill and cross-country mountain biking in the summer. Additionally, the resort would offer Stó:lō cultural and traditional activities, health, wellness, arts, music, culinary, educational and interpretive experiences and events throughout the year. The activities and experiences are intended to serve the community of the Fraser Valley and attract guests from across North America and around the world.

- The **Cascade Skyline Gondola Project** (formerly the Bridal Falls Gondola) application was received by the Ministry of Water, Land and Resource Stewardship (WLRs) and falls under the Adventure Tourism Policy.

Cascade Skyline Gondola is an Eco/Cultural Tourism project centered around a single multi-passenger gondola that would lift guests from a base station on the current Bridal Falls Golf Course. It is a nature-based, non-motorized point of interest project that will provide access to the landscapes adjacent to the gondola summit area at approximately 950m in elevation. The project is in the application review process for the necessary land and water authorizations, with the Ministry of Water, Land and Resource Stewardship. Other provincial ministries and orders of government will have roles in the project review process

The map below outlines the proposed footprint for Bridal Veil Mountain Resort and Cascade Skyline Gondola as well as the conceptual road access routes for Bridal Veil Mountain Resort.



Policy and Process

What does the Mountain Resorts Branch do?

The Mountain Resorts Branch is an agency within the Ministry of Tourism, Arts, Culture and Sport (TACS) responsible for the administration of ski areas and mountain resorts on Crown land under the All-Seasons Resort Policy.

The Mountain Resorts Branch provides coordinated, one-window services:

- Major project reviews for new resort development applications and expansion of existing resorts.
- Responsible for issuing land and timber tenures within Controlled Recreation Areas (defined resort areas).
- Responsible for monitoring and compliance of contractual commitments.
- Responds to resort operators' operational and business needs.

Some of Mountain Resorts Branch's key business functions include:

- Legislative authorities under the *Land Act*, *Forest Act*, *Resort Timber Administration Act*, *Ministry of Lands, Parks and Housing Act* and the *Short-Term Rentals Accommodation Act*.
- Consideration and statutory decision making on new resort and ski area Master Development and Operating Agreements.
- Coordinating consultation with government agencies, stakeholders, First Nations and the public on all resort/ski area Crown land applications and Master Plan reviews.
- Collection of revenues, to the Province, from resort and ski areas on Crown land.
- Consideration of the value of resorts in other areas of government policies and programs.

What is the All-Seasons Resort Policy?

The All-Seasons Resort Policy (ASRP) provides for a comprehensive, multi-stage resort planning and development review process whereby each stage informs requirements before proceeding to a subsequent stage. This is the process that applies to all resort proposals which meet the criteria as defined in ASRP.

- The disposition of Crown land for the use, operation and development of an All-Season Resort is guided by the ASRP and All-Seasons Resort Guidelines (ASRG). The Guidelines are used in conjunction with the ASRP in order to foster well-balanced, environmentally sensitive mountain resorts.
- Key principles of the All-Seasons Resort Policy:
 - **Balanced Resort Capacity** – Amount of base development determined by recreational capacity of terrain
 - **All-Seasons Use** – Encouraging all-seasons use of Provincial Land to gain maximum benefit for British Columbians.
 - **Provincial Control of Recreational Assets** – Day lodges, lifts, runs, parking lots remain on Crown land

- o **Controlled Phased Development** – Illustrated in the Master Plan and enforceable through the Master Development Agreement
 - o **Perform and Reward** – Recreational infrastructure built prior to or concurrent with residential development
- To learn more please go to: [All- Season Resort Policy and Guidelines](#)

What is the All-Season Resort Policy major project review process?

- The planning process for developing a new all-season resort involves three distinct planning stages:
 - o Expression of Interest (EOI) – description of the vision
 - o Formal Proposal - conceptual Plan
 - o Master Plan - detailed plan describing how development of a resort will proceed over time
- Each step along this major project review process involves public advertisement, agency and stakeholder referral, as well as First Nation consultation.
- The EOI is the initial stage of the multistage process that is preliminary in nature and intended to identify values, land use conflicts and interests that will inform decision and requirements for proceeding to the next stage in that process.
- To learn more please go to: [ASRP Major Project Review Flowchart](#)

How are First Nations involved in the provincial review of this proposal?

- Mountain Resorts Branch consults with First Nations throughout the major project review process. Consultation is separate from the current public engagement and is conducted at each planning stage of the major project review process.
- Any First Nations that have an interest in the area as identified by the Provincial Consultative Area Database are consulted through the major project review process.

When will the proposed Bridal Veil Mountain Resort be built?

As with all application review processes, no proponent is guaranteed approval or authorization. It is too early to set a timeframe for any decisions as the Bridal Veil Mountain Resort proposal is in the very early stages of provincial review. Should the project be approved by the Province, construction timelines would be the responsibility of the resort developer/operator subject to any limitations/conditions set out by the Province.

Is the BVMR EOI a Reviewable Project under the *Environmental Assessment Act*?

At this time, it is undetermined if the BVMR project will be reviewable under the Environmental Assessment Act. All-Seasons Tourist Destination Resort Projects are typically reviewable if they meet or exceed certain project design or effects thresholds defined by the Environmental Assessment process Reviewable Projects Regulation. Should it be determined that the project is reviewable under the Environmental Assessment Act, Mountain Resorts Branch would work with the Environmental Assessment Office to carry out a coordinated provincial review which would satisfy the requirements of the EA Act and the All-Seasons Resort Policy.

To learn more about the Environmental Assessment Process please refer go to: [Environmental Assessment Process](#)

What is an Operating Agreement (OA) or Master Development Agreement (MDA)?

- The OA/MDA are long-term agreements signed between the Province and the resort developer/operator issued under the authority of the *Ministry of Lands, Parks and Housing Act*. The OA/MDA sets out the rights and obligations of resort developer/operator to develop the resort consistent with the approved Master Plan and sets out the specific conditions (notably environmental, cultural and safety conditions) under which the resort will be built over time. It includes tenure conditions and proponent commitments to ensure responsible resort development and strong environmental and cultural stewardship. The OA/MDA also has provisions for land tenuring requirements and land pricing and royalty payments.
- The standard term of an OA/MDA and subsidiary tenures for a Community Ski Resort is 30 years while for a Regional/Destination Resort is 60 years. The OA is used where the All-Season Resort does not provide for fee simple land sales for commercial and residential Real Estate Development.
- The OA/MDA establishes a licence of occupation over the entire Controlled Recreation Area for the purpose of the operation of the resort, including the right to use, operate, maintain, repair and replace access routes and recreational improvements. The OA/MDA requires the resort operator to manage, control and regulate access for the purpose of public safety while operating and developing. It is the administrative instrument for the issuance of tenures within a resort's Controlled Recreation Area. Land tenures are issued upon application/review/approval by the Province based on nature of the proposed infrastructure to be developed, consistent with the in the Resort Master Plan.

What is a Controlled Recreation Area?

- A Controlled Recreation Area is the Crown land within an outermost boundary of the resort as identified in the Operating Agreement or Master Development Agreement and the approved Master Plan. The Controlled Recreation Area encompasses the recreation infrastructure and activity areas on the mountain, in the base area, and a reasonable buffer area that is necessary to conduct safe and orderly operations.
- A resort developer operating under the authority of an approved Operating Agreement or Master Development Agreement with the Province is granted a licence of occupation for the purpose of the operation of the resort, including the right to use, operate, maintain, repair and replace access routes and recreational improvements, as well as to manage, control and regulate access for the purpose of conducting business.
- Within the Controlled Recreation Area, the developer is responsible for minimizing risks to public safety and the environment.
- For more information about public access and Controlled Recreation Areas please go to: <https://www2.gov.bc.ca/gov/content/industry/natural-resource-use/resort-development/public-access-and-controlled-recreation-areas>.

- During a Formal Proposal or Master Plan review, public access issues if brought forward will be identified as a concern which could potentially require mitigation measures in the Master Plan and/or contractual obligations under the Operating Agreement or Master Development Agreement.

Public Engagement Period

What is the purpose of this public engagement period?

Public engagement is a key part of the All-Seasons Resort Policy major project review process. At this Expression of Interest Stage, the ministry will collect and review public input for consideration in understanding public interests and use of the proposal area, as well as aspects to consider in the major project review process.

How do I participate in the public engagement period?

Feedback can be provided through an online questionnaire located at:

<https://engage.gov.bc.ca/govtogetherbc/engagement/bridal-veil>

Comments can also be provided by mail to:

Mountain Resorts Branch, 510-175 Second Avenue, Kamloops, BC, V2C 5W1.

The deadline for comments is **February 28, 2025**.

How do I submit an additional Expression of Interest?

Expressions of Interest from other parties who may have an interest in developing an all-seasons resort in the area can be submitted during the public comment period. Inquiries on submitting an Expression of Interest should be directed to the Mountain Resorts Branch.

To learn more about Expression of Interest requirements and for Mountain Resorts Branch contact information go to: [Expressions of Interest requirements](#)

The deadline for submissions is **February 28, 2025**.